

I-JOBS Proposal  
Indian Creek Nature Center

Exhibit 7

Cost estimates for the parking lot and new building are based on projections by Architects Michael Warden of Knapp Warden LLC and/or Brad Lang of Solum & Lang Architects LLC.

New Headquarters: The \$3 million “new construction” figure budgeted for the new building was developed from previous plans and through discussions with Mr. Warden and Mr. Lang. The current headquarters building, the dairy barn, is approximately 6,600 square feet in size. Designers and planners project that a structure of approximately 13,000-15,000 square feet will allow us to provide full access and the space to provide the best possible services to the public. Mr. Lang indicates a cost of \$200-\$225 per square foot is reasonable for a new LEED structure. We have budgeted based on those ranges: a 13,000-15,000 square foot building costing \$200-225 per square foot.

Most of the other figures listed in the budget, excluding “Rehabilitation” (see below) were estimated in conversation with Mr. Lang, with input from Mr. Warden and Land & Facility Steward Jean Wiedenheft of the Indian Creek Nature Center staff. The \$500,000 budgeted for “On-site Improvements” includes permeable paving for the drive and parking lot on the new site; establishment of a water source for building use; installation of a wetland septic system; and, other major features. The combined Architect & Engineer items, at \$300,000, are 10% of the “New Construction” budget, which Mr. Lang thinks appropriate. The Consultant’s Fee of \$50,000 includes \$20,000 for LEED paperwork.

Parking Lot Renovation: In 2007, for the Nature Center’s Kresge Foundation green building planning grant, Mr. Warden provided a \$125,000 cost estimate for our parking lot renovation. His figure was based on expected construction costs in the Cedar Rapids area for a conceptual low- to no-runoff parking lot. We expect costs to have risen in those two years, so have added \$5,000 (4%) to that figure. Also added are three photovoltaic lights, which are expected to cost up to \$5,000 apiece. So the total parking lot budget is \$145,000. This amount is included in the “Rehabilitation” category of the budget, along with the roof estimate.

New Roof & Gutters: These costs are based on a bid by Les Deal, Inc., of \$61,516. This figure is included in the “Rehabilitation” category of the budget, along with the parking lot renovation estimate. The roof bid is attached.



<sup>L</sup><sub>E</sub><sup>S</sup> **DEAL, INC.**



**REMODELING CONTRACTOR**

July 13, 2009

Rich Patterson, Director  
Indian Creek Nature Center  
6665 Otis Rd SE  
Cedar Rapids, IA 52403

**NEW ALUMINUM ROOF ON BARN (OFFICES)**

This proposal is for installing a new roof on the barn using aluminum shingles with a powder coat blended texture to enhance the historical significance. The roofs include all slopes except the roof slope that has the solar collectors. The details are as follows:

1. This new roof will be installed over the top of the existing roof. No tear-off necessary.
2. Wood repairs as necessary on facer boards and roof deck.
3. Cover the entire roof with a synthetic underlayment (polypropylene or polyethylene) designed for long-term roofs of this type. Install ice-and-water where appropriate.
4. Preserve the cupolas and flash their perimeters to comply with our roofing system.
5. Create a curved metal flashing between the silo and the barn roof.
6. Remove siding where roofs surface intersects siding. Install new sidewall flashings and re-install the same siding.
7. Install Classic brand, Oxford style aluminum shingles (color and blend choice options). <http://classicmetalroofingsystems.com/>
8. Cut in continuous ridge venting system.
9. New gutters on West side of building including underground piping to drain into wetland septic system.

**Labor and material \$61,516.00**

When you are ready to proceed with this project a contract will be drawn up for our signatures. A downpayment of 40% will be due at the time of signing. A second payment of 40% will be due at a designated point of progress. The final payment will be due within one week of completion.

Classic aluminum shingles:

- Comply for LEED certification
- Have the Energy Star Rating
- Are 97% recycled aluminum
- Can be recycled again when their usefulness is done
- Save ~20% on summertime air conditioning electrical expense

This project will result in 320 man/hours of labor workers

Lester Deal, President

4554 Mt. Vernon Rd SE

Cedar Rapids, IA 52403

(319) 362-2848